



Comhairle Contae Chill Mhantáin Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development**

Áras An Chontae / County Buildings
Cill Mhantáin / Wicklow
Guthán / Tel (0404) 20148
Faics / Fax (0404) 69462
Rphost / Email plandev@wicklowcoco.ie
Suíomh / Website: www.wicklow.ie

Duncan Styles
Bersama
Victoria Road
Greystones
Co. Wicklow
A63 AV82

22nd October 2025

RE: Declaration in accordance with Section 5 of the Planning & Development
Acts 2000 (As Amended) -EX 111/2025

A Chara,

I enclose herewith Declaration in accordance with Article 5 (2) (A) of the Planning
& Development Act 2000.

Where a Declaration is used under this Section any person issued with a
Declaration under subsection (2) (a) may, on payment to An Bord Pleanála of such
fee as may be prescribed, refer a declaration for review by the Board within four
weeks of the date of the issuing of the declaration by the Local Authority.

Is mise, le meas,


ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT.



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1155

Reference Number: EX111/2025

Name of Applicant: Duncan Styles

Nature of Application: Section 5 Referral as to whether "1. The construction of a garage (23.9sqm) attached to the side of a detached dwelling. 2. The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling." is or is not development and is or is not exempted development.

Location of Subject Site: Bersama, Victoria Road, Greystones, Co. Wicklow

Report from: Keara Kennedy, EP, Patrice Ryan, SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether "1. The construction of a garage (23.9sqm) attached to the side of a detached dwelling. 2. The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling" at Bersama, Victoria Road, Greystones, Co. Wicklow Is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

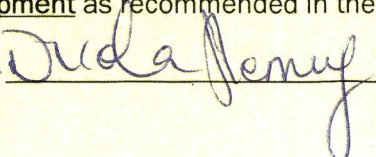
1. The details received with this Section 5 request on the 26th September 2025.
2. Section 2(1) of the Planning and Development Act 2000, as amended
3. Section 3 of the Planning and Development Act 2000, as amended
4. Section 4 (1) of the Planning and Development Act 2000, as amended
5. Classes 1 and 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended

Main Reasons with respect to Section 5 Declaration:

1. The proposed domestic garage located to the side of the house and proposed extension to the rear of the house would come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
2. The proposed domestic garage attached to the side of the dwelling accords with the provisions of Schedule 2, Part 1, Class 3 of the Planning and Development Regulations 2001 (as amended).
3. The proposed extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

Recommendation

The Planning Authority considers that "1. The construction of a garage (23.9sqm) attached to the side of a detached dwelling. 2. The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling" is development and is exempted development as recommended in the planning reports.

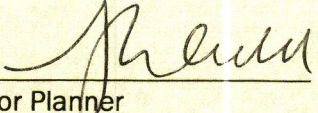
Signed: 

Dated:  day of October 2025

ORDER:

I HEREBY DECLARE:

That "1. The construction of a garage (23.9sqm) attached to the side of a detached dwelling. 2. The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling" is development and is exempted development within the meaning of the Planning & Development Acts 2000 (as amended).

Signed:  Dated: 22nd October 2025
Senior Planner
Planning, Economic & Rural Development



Comhairle Contae Chill Mhantáin Wicklow County Council

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DECLARATION IN ACCORDANCE WITH ARTICLE 5 (2) (A) OF THE PLANNING & DEVELOPMENT ACT 2000 AS AMENDED

Applicant: Duncan Styles

Location: Bersama, Victoria Road, Greystones, Co. Wicklow

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1155

A question has arisen as to whether ““1. The construction of a garage (23.9sqm) attached to the side of a detached dwelling. 2. The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling” at Bersama, Victoria Road, Greystones, Co. Wicklow is or is not exempted development.

Having regard to:

1. The details received with this Section 5 request on the 26th September 2025.
2. Section 2(1) of the Planning and Development Act 2000, as amended
3. Section 3 of the Planning and Development Act 2000, as amended
4. Section 4 (1) of the Planning and Development Act 2000, as amended
5. Classes 1 and 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

Main Reasons with respect to Section 5 Declaration:

1. The proposed domestic garage located to the side of the house and proposed extension to the rear of the house would come within the definition of “development” as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
2. The proposed domestic garage attached to the side of the dwelling accords with the provisions of Schedule 2, Part 1, Class 3 of the Planning and Development Regulations 2001 (as amended).
3. The proposed extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

The Planning Authority considers that ““1. The construction of a garage (23.9sqm) attached to the side of a detached dwelling. 2. The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling” is development and is exempted development.

Signed: *Doife Kinsella*
ADMINISTRATIVE OFFICER
PLANNING DEVELOPMENT & ENVIRONMENT

Dated: 22nd day of October 2025



WICKLOW COUNTY COUNCIL

PLANNING & DEVELOPMENT ACTS 2000 (As Amended)
SECTION 5

CHIEF EXECUTIVE ORDER NO. CE/PERD/2025/1155

Reference Number: EX111/2025

Name of Applicant: Duncan Styles

Nature of Application: Section 5 Referral as to whether “1. *The construction of a garage (23.9sqm) attached to the side of a detached dwelling.* 2. *The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling.*” is or is not development and is or is not exempted development.

Location of Subject Site: Bersama, Victoria Road, Greystones, Co. Wicklow

Report from: Keara Kennedy, EP, Patrice Ryan, SEP

With respect to the query under Section 5 of the Planning & Development Act 2000 as to whether “1. *The construction of a garage (23.9sqm) attached to the side of a detached dwelling.* 2. *The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling*” at Bersama, Victoria Road, Greystones, Co. Wicklow Is or is not exempted development within the meaning of the Planning & Development Act 2000 (as amended)

Having regard to:

1. The details received with this Section 5 request on the 26th September 2025.
2. Section 2(1) of the Planning and Development Act 2000, as amended
3. Section 3 of the Planning and Development Act 2000, as amended
4. Section 4 (1) of the Planning and Development Act 2000, as amended
5. Classes 1 and 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended

Main Reasons with respect to Section 5 Declaration:

1. The proposed domestic garage located to the side of the house and proposed extension to the rear of the house would come within the definition of “development” as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
2. The proposed domestic garage attached to the side of the dwelling accords with the provisions of Schedule 2, Part 1, Class 3 of the Planning and Development Regulations 2001 (as amended).
3. The proposed extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

Recommendation

The Planning Authority considers that “1. *The construction of a garage (23.9sqm) attached to the side of a detached dwelling.* 2. *The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling*” **is development and is exempted development** as recommended in the planning reports.

Signed _____ Dated: day of October 2025

ORDER:

I HEREBY DECLARE:

That *"1. The construction of a garage (23.9sqm) attached to the side of a detached dwelling. 2. The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling"* is **development and is exempted development** within the meaning of the Planning & Development Acts 2000 (as amended).

Signed: _____ Dated: October 2025

Senior Planner

Planning, Economic & Rural Development



WICKLOW COUNTY COUNCIL
PLANNING DEPARTMENT
Section 5 – Request for Declaration of Exemption

REF: EX 111/2025
NAME: Duncan Styles
DEVELOPMENT: Garage to side and utility extension to rear of dwelling
LOCATION: Bersama, Victoria Road, Greystones.

The Site:

The site comprises a detached two storey dwelling with a rendered façade and slate roof.

Planning History:

Section 5 exemption issued under EX64/2025 for a garage to side and extension to the rear.

PRR 04/2028 – Demolition of existing single storey dwelling and replaced with a single, two storey dwelling. Granted.

Question:

The applicant has applied to see whether or not the following is or is not development; and is or is not exempted development:

- (1) The construction of a garage (23.9sqm) attached to the side of a detached dwelling.
- (2) The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling.

Legislative Context:

Planning and Development Act 2000 (as amended)

Section 2 (1)

“exempted development” has the meaning specified in section 4;

“Structure” means any building, structure, excavation, or other thing constructed or made on, in or under any land, or any part of a structure so defined, and—

- (a) where the context so admits, includes the land on, in or under which the structure is situate,*
- (b) in relation to a protected structure or proposed protected structure, includes—*
 - (i) the interior of the structure,*
 - (ii) the land lying within the curtilage of the structure,*
 - (iii) any other structures lying within that curtilage and their interiors, and*
 - (iv) all fixtures and features which form part of the interior or exterior of any structure or structures referred to in subparagraph (i) or (iii);*

“Works” includes any act or operation of construction, excavation, demolition, extension, alteration, repair or renewal and, in relation to a protected structure or proposed protected structure, includes any act or operation involving the application or removal of plaster, paint, wallpaper, tiles or other material to or from the surfaces of the interior or exterior of a structure.

Section 3

3 (1) In this Act, except where the context otherwise requires, “development” means—

- (a) the carrying out of any works in, on, over or under land, or the making of any material change in the use of any land or structures situated on land, or*
(b) development within the meaning of Part XXI (inserted by section 171 of the Maritime Area Planning Act 2021).

Section 4 sets out the types of works that while considered 'development', can be considered 'exempted development' for the purposes of the Act (subject to certain conditions and limitations as set out in Section 4).

The Planning and Development Regulations 2001 (as amended)

Part 1, Schedule 2 of the Planning and Development Regulations 2001 lists the classes of development that are considered to be exempted development, subject to conditions and limitations, and the 'Restrictions on Exemptions' set out in Article 6.

CLASS 1 The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.

Conditions and Limitations

1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.
(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.
(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.
2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.
(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 12 square metres.
(c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 20 square metres.
3. Any above ground floor extension shall be a distance of not less than 2 metres from any party boundary.
4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.
(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.
(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.
5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than 25 square metres.
6. (a) Any window proposed at ground level in any such extension shall not be less than 1 metre from the boundary it faces.
(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.

(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.

7. The roof of any extension shall not be used as a balcony or roof garden.

CLASS 3 The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.

Conditions and Limitations

1. No such structure shall be constructed, erected or placed forward of the front wall of a house.
2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres.
3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.
4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house.
5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.
6. The structure shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses, or for any other purpose other than a purpose incidental to the enjoyment of the house as such

Assessment:

The first assessment must be whether or not the proposal outlined above constitutes development within the remit of Sections 2 and 3 of the Planning and Development Act 2001.

"Development" means, except where the context otherwise requires, the carrying out of any works on, in, over or under land or the making of any material change in the use of any structures or other land.

Having regard to the definition of "development" and "works" above, I am satisfied that the addition of a garage to the side of the dwelling and a utility room to the rear is "development".

The second assessment is to determine whether or not the works would be exempted development under the Planning and Development Act 2000 (as amended) or its associated Regulations.

With respect to the addition of a 23.9sq.m garage, the relevant exempted development class as per Schedule 2: Part 1 of the Planning & Development Regulations 2001 is Class 3.

Development Description:

- 1). The construction of a garage (23.9sqm) attached to the side of a detached dwelling.

Class 3:

With respect to the conditions and limitations respecting class 3 above the following is noted:

1. Complies.
2. Complies
3. Complies.
4. Complies.
5. Complies.
6. Complies.

Having regard to the above it is considered that the garage complies with the conditions and limitations of Class 3 and is therefore considered to be exempted development.

Development Description:

2). The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling.

With respect to the addition of a 18.7sq.m rear extension, the relevant exempted development class as per Schedule 2: Part 1 of the Planning & Development Regulations 2001 is Class 1.

Class 1:

With respect to the conditions and limitations respecting class 1 above the following is noted:

1. (a) Complies.
(b) N/A
c)N/A
2. (a) N/A
(b) N/A
c) N/A
3. N/A
4. (a) Complies.
(b) N/A
c)Complies
5. Complies
6. (a) Complies
(b) N/A
c) N/A
7. Complies.

Having regard to the above it is considered that the rear extension complies with the conditions and limitations of Class 1 and is therefore considered to be exempted development.

Recommendation:

With respect to the request under Section 5 of the Planning and Development Act 2000, as to whether:

- (1) The construction of a garage (23.9sqm) attached to the side of a detached dwelling.
- (2) The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling.

is development and is exempted development

Having regard to:

- The details received with this Section 5 request on the 26th September 2025.
- Section 2(1) of the Planning and Development Act 2000, as amended
- Section 3 of the Planning and Development Act 2000, as amended
- Section 4 (1) of the Planning and Development Act 2000, as amended
- Classes 1 and 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended

The Planning Authority considers that:

- (1) The construction of a garage (23.9sqm) attached to the side of a detached dwelling.
- (2) The construction of a utility room extension (18.7sqm) to the rear of a detached dwelling.

is development, and is exempted development.

Main Reasons with respect to Section 5 Declaration:

- 1) The proposed domestic garage located to the side of the house and proposed extension to the rear of the house would come within the definition of "development" as set out in Sections 2(1) and 3 of the Planning & Development Act 2000 (as amended).
- 2) The proposed domestic garage attached to the side of the dwelling accords with the provisions of Schedule 2, Part 1, Class 3 of the Planning and Development Regulations 2001 (as amended).
- 3) The proposed extension located to the rear of the house accords with the provisions of Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001 (as amended).

Keara Kennedy

Keara Kennedy EP
21/10/2025

Agreed
Reverend

SEP. 22/07/2025

MEMORANDUM

WICKLOW COUNTY COUNCIL

TO: Keara Kennedy
Executive Planner

FROM: Nicola Fleming
Staff Officer

**RE:- EX111/2025 - Declaration in accordance with Section 5 of the
Planning & Development Acts 2000 (as amended)**

I enclose herewith for your attention application for Section 5 Declaration
received 26/09/2025

The due date on this declaration is the 23/10/2025.



Staff Officer
Planning Development & Environment



COMHAIRLE CONTAE CHILL MHAINTÁIN Wicklow County Council

**Pleanáil, Forbairt Eacnamaíochta agus Tuaithe
Planning, Economic and Rural Development**

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**Duncan Styles
Bersama
Victoria Road
Greystones
Co. Wicklow
A63 AV82**

30th September 2025

RE: Application for Certificate of Exemption under Section 5 of the Planning and Development Acts 2000 (as amended). – EX111/2025

A Chara

I wish to acknowledge receipt on 26/09/2025 details supplied by you in respect of the above Section 5 application. A decision is due in respect of this application by 23/10/2025.

Mise, le meas

Nicola Fleming
Staff Officer
Planning, Economic & Rural Development



Wicklow County Council
County Buildings
Wicklow
0404 20100

29/09/2025 10 02 58

Receipt No L1/0/352239

DUNCAN STYLES
BERSAMA
VICTORIA RD
GREYSTONES

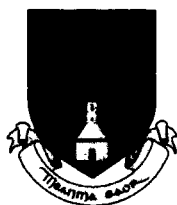
EXEMPTION CERTIFICATES	80 00
GOODS	80 00
VAT Exempt/Non-vatable	

Total	80 00 EUR
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Tendered	
Credit Card	80 00

Change	0 00
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Wicklow
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Date Received _____

Fee Received _____

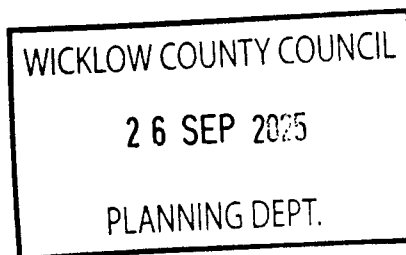
**APPLICATION FORM FOR A
DECLARATION IN ACCORDANCE WITH SECTION 5 OF THE PLANNING &
DEVELOPMENT ACTS 2000(AS AMENDED) AS TO WHAT IS OR IS NOT
DEVELOPMENT OR IS OR IS NOT EXEMPTED DEVELOPMENT**

1. Applicant Details

- (a) Name of applicant: Duncan Styles
Address of applicant:

Bersama, Victoria Rd, Greystones, Co Wicklow A63 AV82

Note Phone number and email to be filled in on separate page.



2. Agents Details (Where Applicable)

- (b) Name of Agent (where applicable) _____

Address of Agent : _____

Note Phone number and email to be filled in on separate page.

3. Declaration Details

CHANGES FROM EX64/2025 ARE HIGHLIGHTED

i. Location of Development subject of Declaration _____
Bersama, Victoria Rd, Greystones, Co Wicklow A63 AV82

ii. Are you the owner and/or occupier of these lands at the location under i. above ?
YES

iii. If 'No' to ii above, please supply the Name and Address of the Owner, and or occupier _____

iv. Section 5 of the Planning and Development Act provides that : If any question arises as to what, in any particular case, is or is not development and is or is not exempted development, within the meaning of this act, any person may, on payment of the prescribed fee, request in writing from the relevant planning authority a declaration on that question. You should therefore set out the query for which you seek the Section 5 Declaration _____
The proposed garage to the side of the property and utility room extension to the rear is classified as exempted development

Additional details may be submitted by way of separate submission.

v. Indication of the Sections of the Planning and Development Act or Planning Regulations you consider relevant to the Declaration _____
The proposed garage has an area of less than 25sqm and is set back from the front of the property. The utility room extension is less than 40sqm and has windows that are positioned 1.8m above ground level and set back 1m from the boundary.

It is anticipated that the proposed development will include a party wall agreement with the neighbouring property. If this is not forthcoming, the area of the

development will be reduced to comply with necessary requirements. The
development will be finished in keeping with the existing house.

Additional details may be submitted by way of separate submission.

vi. Does the Declaration relate to a Protected Structure or is it within the curtilage of a
Protected Structure (or proposed protected structure) ? NO

vii. List of Plans, Drawings submitted with this Declaration Application
Site location map, Floor plan of proposed structures, 3d viewport of existing
house, 3d viewport of proposed development from front, side and rear

Elevations (North, South, East, West)

Garden area (Before and After)

viii. Fee of € 80 Attached ? Cheque enclosed

Signed : _____



Dated : 26 SEPT 2025

Additional Notes :

As a guide the minimum information requirements for the most common types of
referrals under Section 5 are listed below :

- A. Extension to dwelling - Class 1 Part 1 of Schedule 2
 - Site Location Map
 - Floor area of structure in question - whether proposed or existing.

- Floor area of all relevant structures e.g. previous extensions.
- Floor plans and elevations of relevant structures.
- Site Layout Plan showing distance to boundaries, rear garden area, adjoining dwellings/structures etc.

B. Land Reclamation -

The provisions of Article 8 of the Planning and Development Regulations 2001 (as amended) now applies to land reclamation, other than works to wetlands which are still governed by Schedule 2, Part 3, Class 11. Note in addition to confirmation of exemption status under the Planning and Development Act 2000(as amended) there is a certification process with respect to land reclamation works as set out under the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011 S.I. 456 of 2011. You should therefore seek advice from the Department of Agriculture, Fisheries and Food.

Any Section 5 Declaration should include a location map delineating the location of and exact area of lands to be reclaimed, and an indication of the character of the land.

C. Farm Structures - Class 6 -Class 10 Part 3 of Schedule 2.

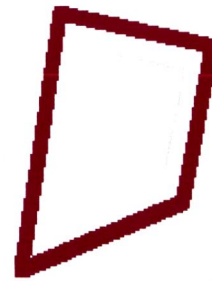
- Site layout plan showing location of structure and any adjoining farm structures and any dwellings within 100m of the farm structure.
- Gross floor area of the farm structure
- Floor plan and elevational details of Farm Structure and Full details of the gross floor area of the proposed structure.
- Details of gross floor area of structures of similar type within the same farmyard complex or within 100metres of that complex.

Beach Rd

Harbour
View 1.8

Car Park

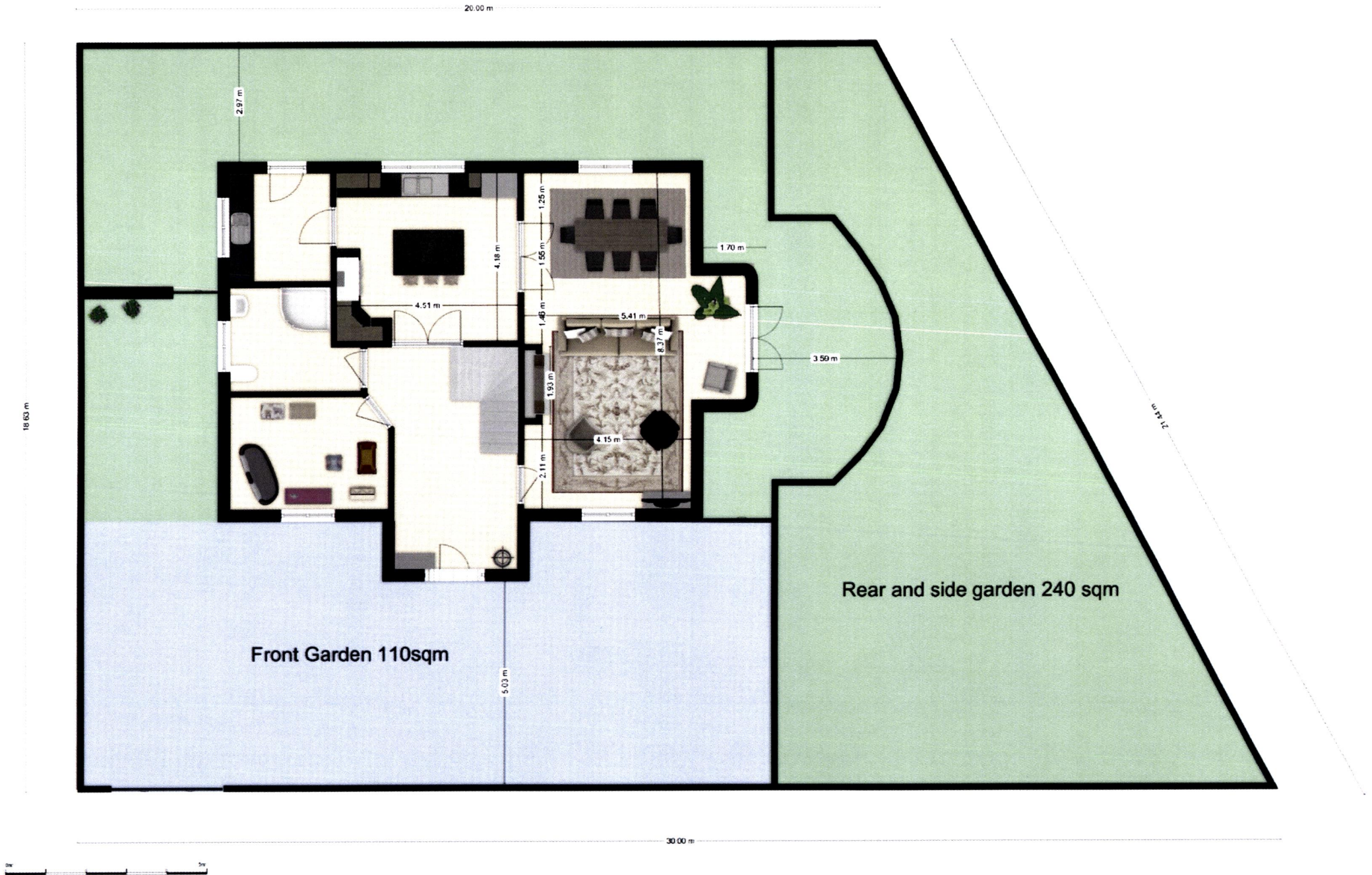
Victoria Rd



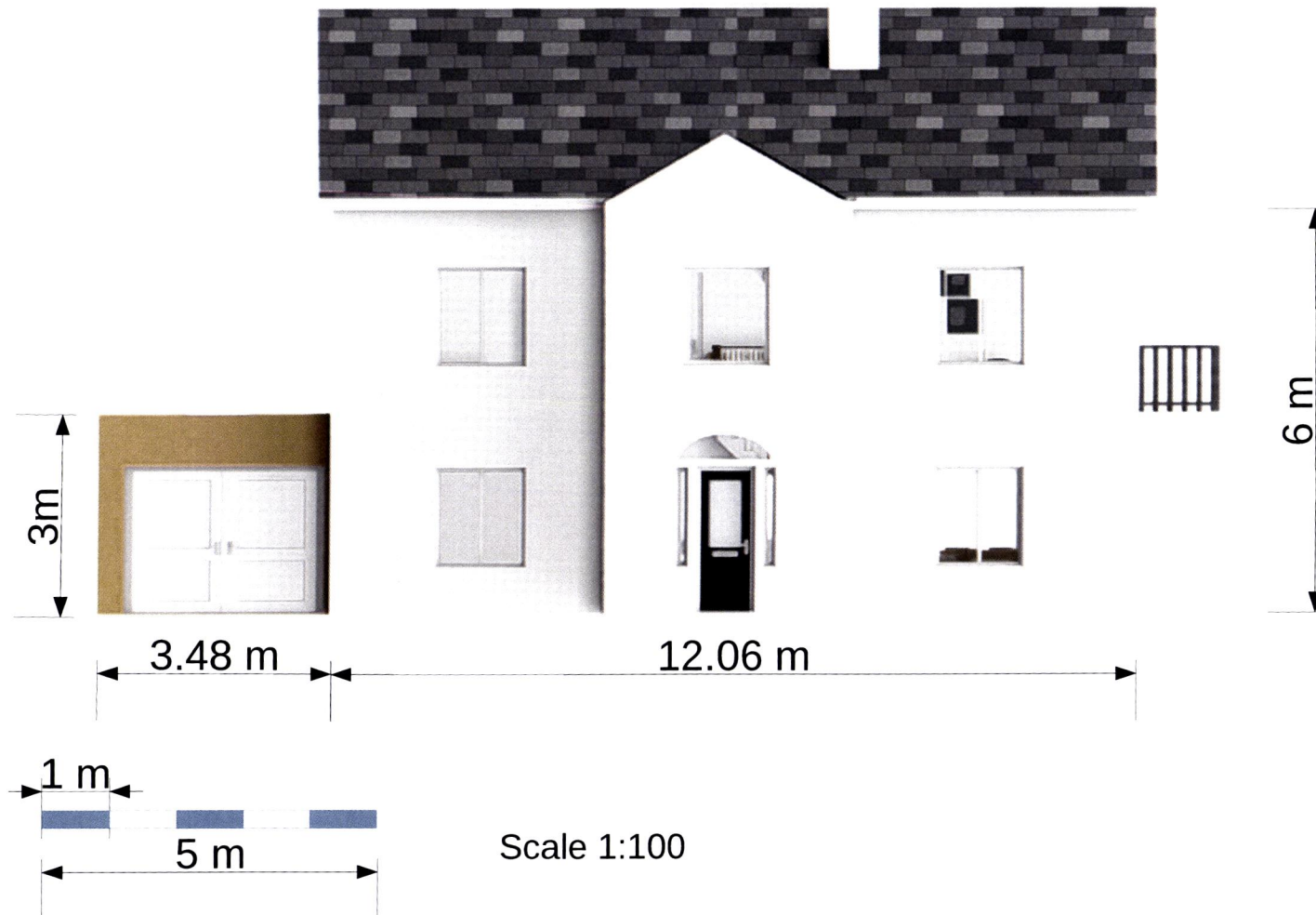
The Arch

The Arch

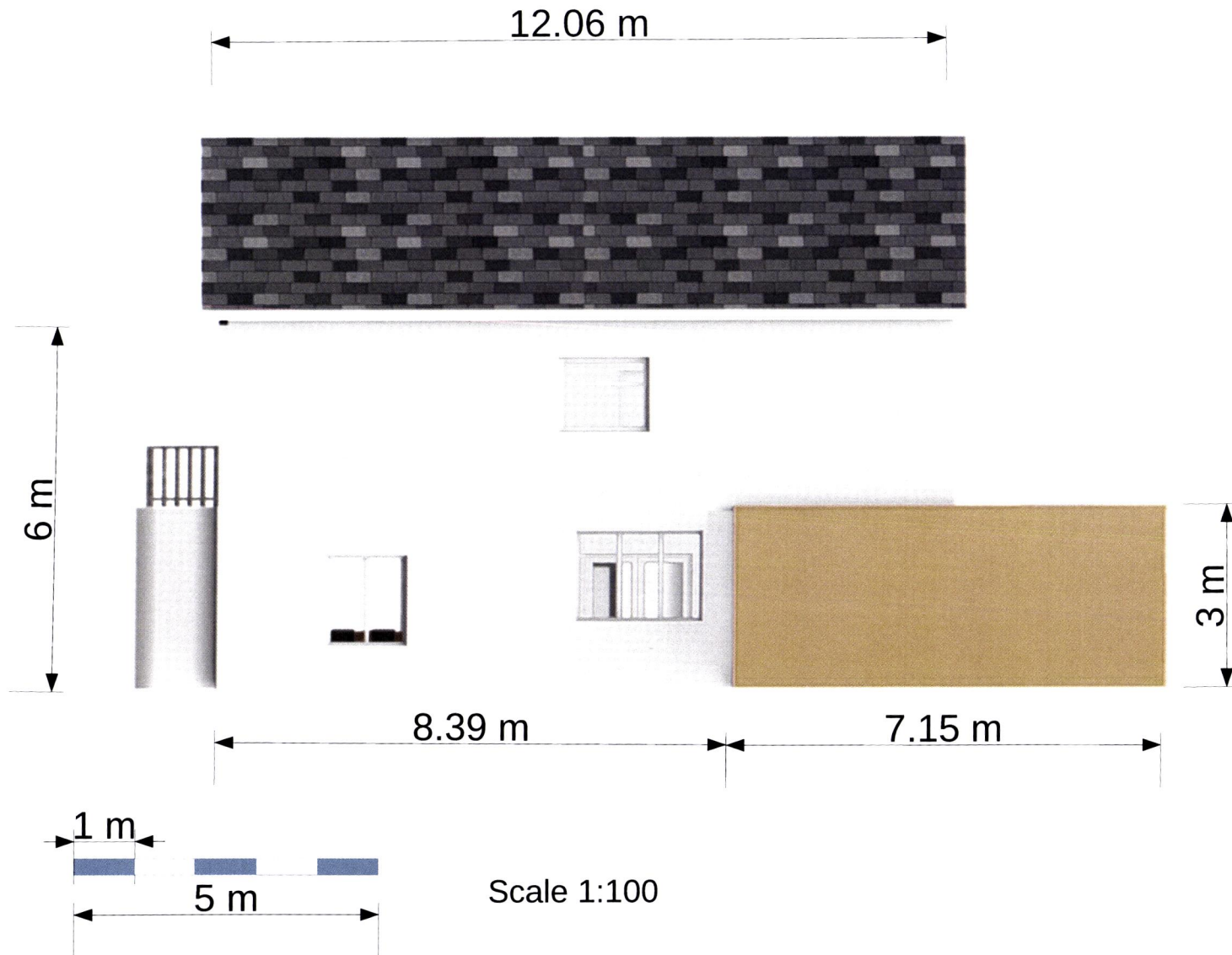
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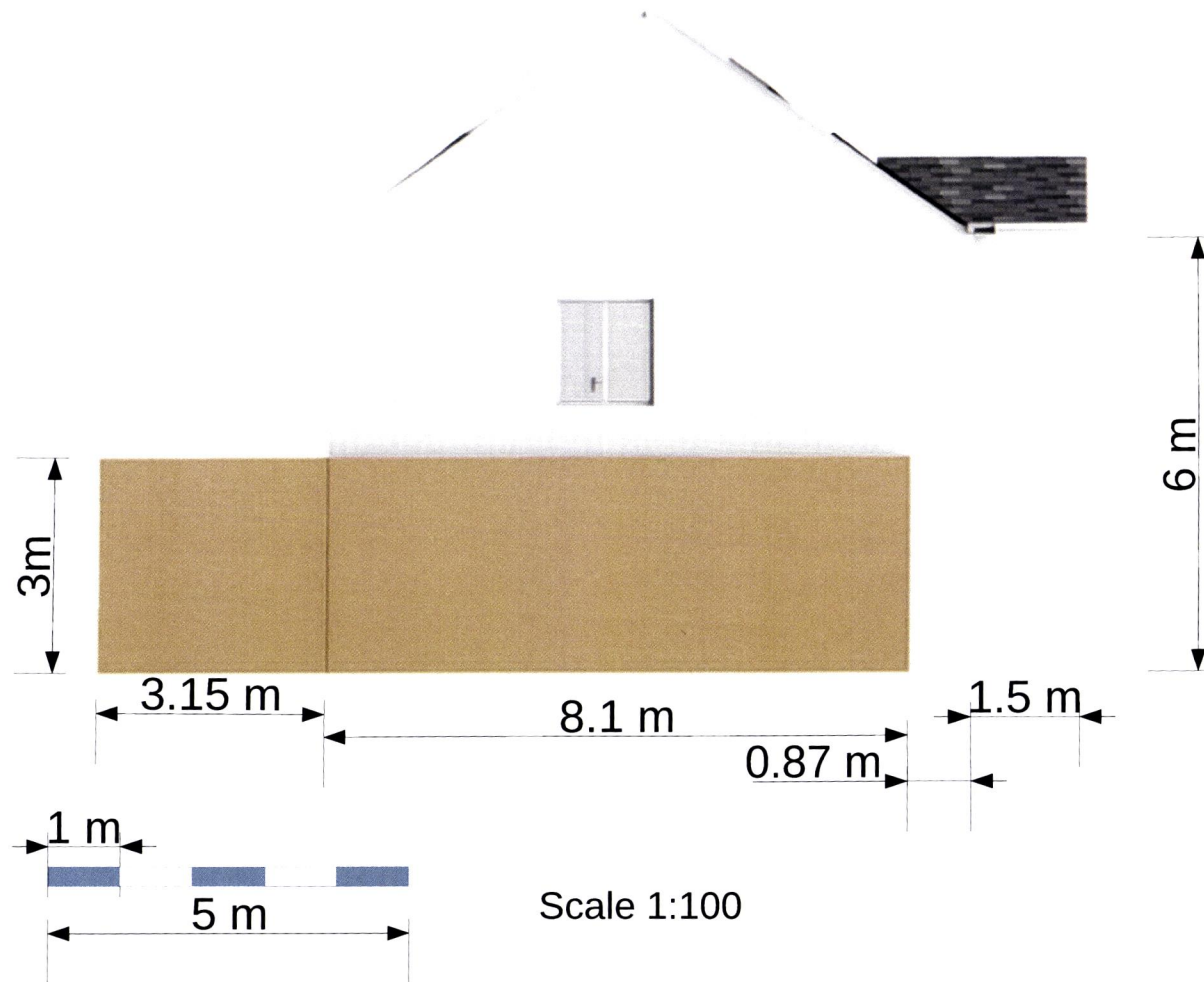
Northern Elevation



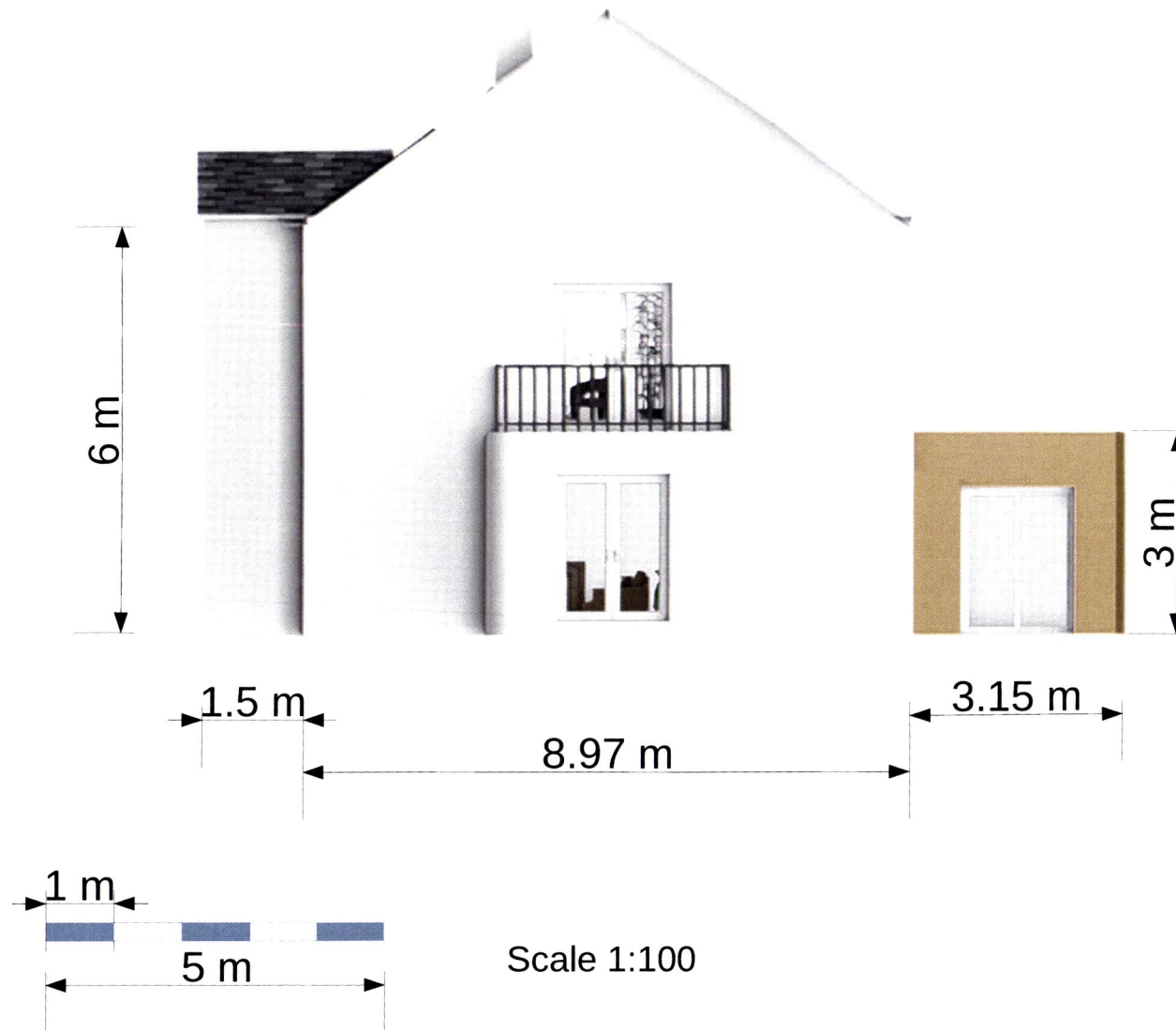
Southern Elevation



Eastern Elevation



Western Elevation



Planning Department
Wicklow County Council
County Buildings
Wicklow

Bersama
Victoria Rd
Greystones
A63 AV82

26 September 2025

Application for Certificate of Exemption under Section 5 with reference to previously granted application EX64/2025

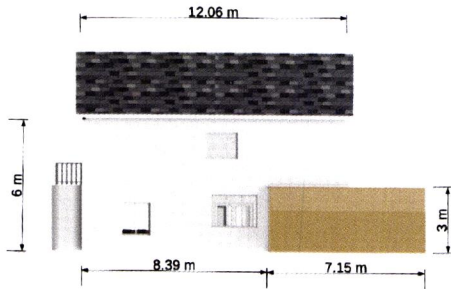
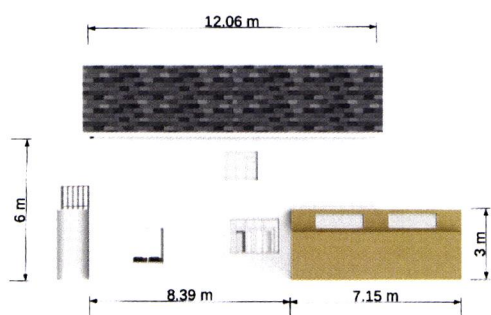
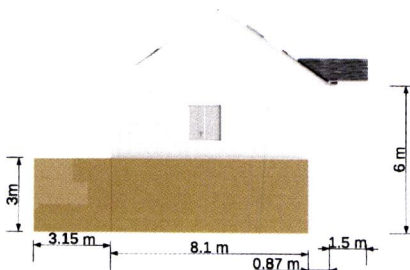
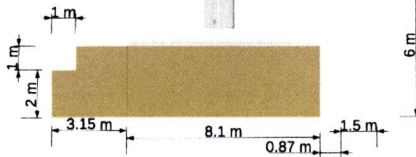
Dear Sir / Madam / Nicola

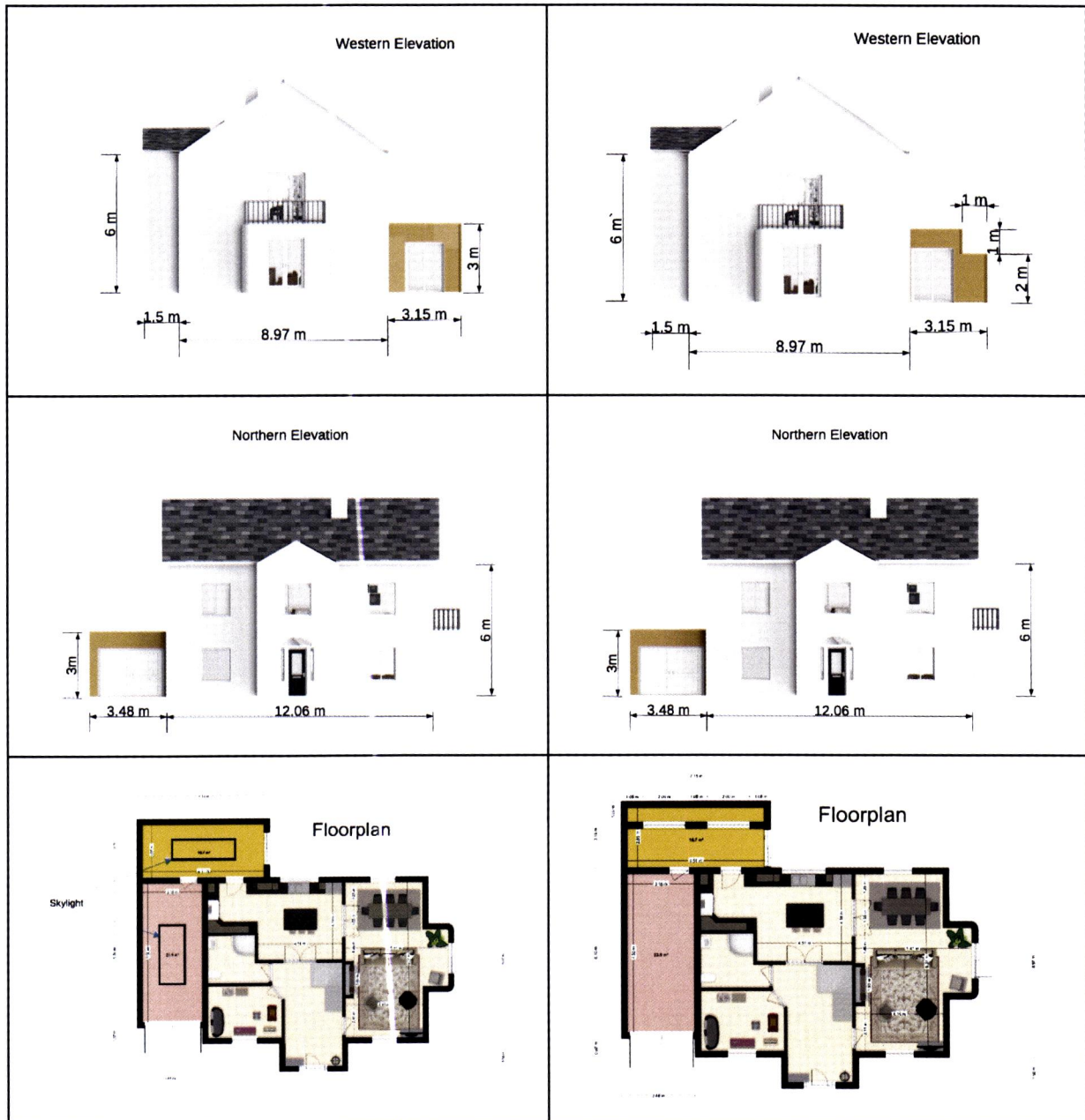
After consultation with my builder and engineer it is necessary to make a modest change to the plans that I previously applied to your office for section 5 exemption (granted to me in August). My original application reference number is EX64/2025. The change being made is the removal of the set back south facing windows to the rear of my property, making for a simpler box like design of the utility room extension. Skylights have been re-positioned to better accommodate the change in shape.

I contacted your office yesterday and was told that I need to make a new application for ANY changes to the original request for section 5 exemption. Therefore the plans have been updated to reflect this change and I have also enclosed following scale drawings showing this change:

- (1) Floorplan with scale
- (2) Northern Elevation to scale
- (3) Southern Elevation to scale
- (4) Eastern Elevation to scale
- (5) Western Elevation to scale
- (6) Scale plan of site - as is
- (7) Scale plan of site - after development

The following table clearly shows the changes between this revised application and the original granted:

This application	EX64/2025
Southern Elevation 	Southern Elevation 
Eastern Elevation 	Eastern Elevation 



As previously stated in my application EX64/2025:

Conditions of the section 5 exemption conditions in respect to the garage component of the development I can confirm the following:

1. The structure will not be placed forward of the front wall of the house. It will be set back from the front wall by 87cm
2. The total area of the structure will be less than 25sqm. An area of 24sqm is planned.
3. The erection of the structure will leave in excess of 180sqm of private open space.
4. The external finish of the structure will be a rendered finish to conform to the finish of the existing house.
5. The roof of the structure will be flat and constructed to a height of 3m
6. The structure will not be used for habitation

In relation to the conditions of the section 5 exemption conditions in respect of the small scale extension component of the development I can confirm the following:

1. The original floor area of the house is to be increased by 19 sqm to provide for a utility room to the rear of the kitchen and proposed garage at ground level.
2. The house has not previously been extended.

3. As mentioned previously the extension does not reduce the area of private open space to less than 25 square metres.
4. The height of the single story extension with a flat roof will reach a height of 3m, built to the rear of the existing 2 storey house.
5. The external finish of the structure will be a rendered finish to conform to the finish of the existing house.
6. ~~There are 2 south facing windows planned for the utility room extension and they shall be set back from the boundary of the adjoining property by 1m. These windows will be placed above head height and therefore in no way do they provide a view that overlooks the neighbouring property. The purpose of these windows is to provide natural light and airflow to the room.~~

I trust this letter and the drawings enclosed support my application for a certificate of planning exemption for the proposed development. I am hoping for building works to commence in October so I would be most grateful for a speedy response to my request. Please do not hesitate to contact me if you have any further queries.

Yours sincerely,
Duncan Styles